

Chapter 15.24

INTERNATIONAL RESIDENTIAL CODE

Sections:

15.24.010 Adoption

(Amended August, 2013)

(Amended October, 2014)

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Section 15.24.010 Adoption

The International Residential Code, 2012 edition—including Appendix E, Appendix G, and Appendix H—as published by the International Code Council Inc. as amended is hereby adopted as the residential building code by the city for regulating the design, construction, quality of materials, erection, installation, alteration, movement, repair, equipment, use and occupancy, location, removal, and demolition of detached one- and two-family dwellings and townhouses not more than three stories in height with a separate means of egress and their accessory structures, and provides for the issuance of permits and collection of fees therefore. The whole thereof has been adopted except such portions as may be deleted, modified or amended as hereinafter set out or later adopted. The Finance Officer shall keep and maintain a master copy of said code, including all future deletions, modifications and amendments which may be adopted. The minimum building standards in the 2012 edition of the International Residential Code and amendments thereto shall be applied to any building permit issued after January 1, 2015.

(Amended August, 2013)

(Amended October, 2014).

The code shall be filed with the city clerk.

15.24.020 Conflict.

In the event of any conflict between the provisions of the code adopted by this article and applicable provisions of this Code of Ordinances, state law or city ordinance, rule or regulation, the provisions of this Code of Ordinances, state law or city ordinance, rule or regulation shall prevail and be controlling.

15.24.030 Building Official.

The building official, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered liable personally and is hereby relieved from personal liability for any damage accruing to persons or property as a result of any act or by reason of an act or omission in the discharge of official duties. Any suit instituted against an officer or employee because of an act or omission performed by that officer or employee in the lawful discharge of duties and under the provisions of this code shall be afforded all the protection provided by any immunities and defenses provided by other applicable state and federal laws.

This code shall not be construed to relieve or lessen the responsibility of any person owning, operating or controlling any building or structure for any damages to persons or property caused by defects, nor shall the city, its officers and employees be held as assuming any such liability by reason of the inspections authorized by this code or any permits or certificates issued under this code.

15.24.040 Amendments.

15.24.041

The following sections of the "2012 International Residential Code" are not adopted by the City:

R303.4 Mechanical Ventilation

N1102.4.1.2 (R402.4.1.2) Testing

R309.5 Fire Sprinklers

R501.3 Fire Protection of Floors.

15.24.042

The following Sections of the "2012 International Residential Code" are hereby adopted by the City:

R602.12 Simplified Wall Bracing

R802.11.1 Uplift Resistance

N1101.3 (R101.4.3) Additions, Alterations, Renovations and Repairs.

Table N1102.1.1 (R402.1.1) Insulation And Fenestration Requirements By Component

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE	CRAWL SPACE WALL VALUE
6	.32	.55	NR	49	20 OR 13+5 20+5 OR 13+10	15-19 19-24	30	10/13 15-19	10, 4FT	10-13 15-19

N1102.2.8 (R4102.2.8) Basement Walls

15.24.043

In the "2012 International Building Code," Section 3 of Sub-Section 1025 – Emergency Escape and Rescue be amended to read as follows:

1025.3 Maximum height from floor. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 48 inches (1220 mm) measured from the floor.

15.24.044

In the "2012 International Building Code," Section 1.4 of Sub-Section 406 – Separation shall be amended to read as follows:

406.1.4 Separation. Separations shall comply with the following:

1. The private garage shall be separated from the dwelling unit and its attic area by means of a minimum of 5/8 – inch (15.9 mm) gypsum board applied to the garage side. Garages beneath habitable rooms shall be separated from all habitable rooms above by not less than 5/8 – inch Type X gypsum board or equivalent. Door openings between a private garage and the dwelling unit shall be equipped with either solid wood doors, or solid or honeycomb core steel doors not less than 1 3/8 inches (35.9 mm) thick, or doors in compliance with Section 715.3.3. All doors must be self closing. Openings from a private garage directly into a room used for sleeping purposes shall not be permitted.
2. Ducts in a private garage and ducts penetrating the walls or ceilings separating the dwelling unit from the garage shall be constructed of a minimum 0.019 – inch (0.48 mm) sheet steel and shall have no openings into the garage.
3. A separation is not required between a Group R-3 and U carport provided the carport is entirely open on two or more sides and there are not enclosed areas above.

15.24.045 Porches and terraces in front yards.

An open, unenclosed porch may project into a required front yard for a distance not exceeding ten (10) feet. Balconies and paved terraces may project into a required front yard for a distance not exceeding six feet. An enclosed vestibule containing not more than forty (40) square feet may project into a required front yard for a distance not to exceed four (4) feet.

15.24.046 General Construction Requirements

Section R302.1 Exterior Walls - Exception 2 is amended to read: Detached garages accessory to a dwelling are not required to provide wall protection when the building area does not exceed 1000 square feet and the exterior wall is located not less than 3 feet from the property line. Roof eave projections shall extend not less than 12 inches to a property line.

Section R310.1 Emergency Escape and Rescue Required – is amended to by adding the following sentence to the section: In basements, the sill height of an emergency escape and rescue opening may be measured from an elevated landing, provided the landing is not less than 36 inches in width and not less than 20 inches out from the exterior wall, and not more than 24 inches in height. The elevated landing and its supporting structure shall be permanently affixed to the wall and floor below the openable emergency escape and rescue window.

Section R404.1 Concrete and Masonry Foundation Walls – Paragraph 2 is amended to read: Floor joists and blocking shall be connected to the sill plate at the top of the wall with three 8d nails toe nailed to the sill or girder.

Paragraph 3 is amended to read: Sills plates shall be bolted to the foundation or foundation wall with not less than ½ inch nominal diameter steel bolts embedded at least 7 inches into the concrete or masonry and spaced not more than 4 feet apart. There shall be a minimum of two bolts per piece with one bolt located within 12 inches of each end of each piece. A properly sized nut and washer shall be tightened on each bolt to the plate.

Paragraph 5 is deleted.

Section 903.4.2 Alarms – is amended to read: Approved audible devices shall be connected to every automatic sprinkler system. Such sprinkler water flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Approved audible visual alarms to alert the occupants of the building shall be installed throughout the building in accordance with NFPA 72 and as required by the authority having jurisdiction. Where a fire alarm system is installed, activation of the automatic sprinkler system shall activate the buildings fire alarm system.

Section R907.3 Re-covering Versus Replacement – Paragraph 4 is deleted.

Table R301.2 (1) Climatic And Geographic Design Criteria – is amended by inserting the following climate and geographical design criteria. The following Table shall be applicable to the General Design Requirements of the 2012 IRC and 2012 IBC.

Ground Snow Load	Wind Speed (mph)	Seismic Design Category	Weathering (concrete masonry)	Frost Line Depth	Termite Damage
35	90	A	Severe	42 inches	Slight

Decay Damage	Winter Design Temp	Ice Shield Required	Flood Hazard NFIP Adopted	Air Freezing Index	Mean Annual Temperature
Slight	- 7 F	Yes	1979	2000	48.3 F

Notes: a) Foundations may support a roof in addition to the stipulated number of floors.

b) Foundations supporting only roofs shall be as required for supporting one floor.

c) The ground under the floor is permitted to be excavated to the footings top elevation.

d) All footings shall have at least two (2) #4 reinforcement bars parallel with footings.

Trench Footings – Single Story Light Frame Construction Only				
Number of Floors Supported By Foundation	Minimum Width of Footings (inches)	Minimum Depth of Foundation Below Natural Surface of Ground or Finish Grade (inches)	Minimum Vertical Reinforcement	Minimum Horizontal Reinforcement
1	8	42	#4 at 48" o.c.	#4 top and bottom

Notes: a) Foundations may support a roof in addition to the stipulated number of floors.

b) Soil bearing pressure shall be a minimum of 2000 psi.

c) Structural spans shall not exceed 16 feet.

Table 1805.4.2 Floors supporting walls of Light Frame Construction – is amended by adding the following table.

Monolithic Slab Footings – Group U (Utility) Type Structures Only				
Maximum Building Area	Minimum Width of Footings (inches)	Minimum Depth of Footing (inches)	Minimum Horizontal Reinforcement	Minimum Floor Thickness (inches)
1000 Sq. Ft.	12	12	#4 top and bottom	3.5

Note: a) Footings or foundation shall extend a minimum 6 inches above the finished grade.

b) Footings shall support not more than 16 inches of masonry block or concrete.

c) Monolithic Slab Footings are not permitted when any portion of the footing is to be located less than six feet to a Group R - Residential Occupancy Use.

15.24.050 Constitutionality.

If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional such adjudication shall not affect the validity of the ordinance as a whole or any section, provisions or part thereof not adjudged invalid or unconstitutional.

(Ord. 386 § 308, 2002)